

Lower Ground Floor Flat
48 Upper Rock Gardens
Brighton
BN2 1QF

TO
LET



**ONE BEDROOM FLAT IN PERIOD
PROPERTY WITH GARAGE— KEMP TOWN**

£1,025 PCM

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Residential Sales & Lettings

- ❖ Bedroom 17'9 x 12'3
- ❖ Bathroom with shower
- ❖ Sitting room 18' x 13'9
- ❖ Fitted kitchen
- ❖ Gas central heating
- ❖ Rear patio garden, garage

SPACIOUS ENTRANCE HALL:

Double panelled radiator, cloaks/storage cupboard, laminate floor, door out to lower patio area

SITTING ROOM:



18' x 13'9 into bay (5.48m x 4.19m) Double panelled radiator, recessed book shelving, recessed storage cupboard, further recessed shelving, laminate flooring, telephone point.

BEDROOM:



17'9 x 12'3 (5.41m x 3.73m) Recessed wardrobe cupboard with louvre doors and storage cupboard above, radiator.

BATHROOM:



White suite, panelled bath with shower over, double panelled radiator, pedestal wash basin, low-level WC, window, extractor fan.

KITCHEN:

9'9 x 8'6 (2.97m x 2.59m) Range of high gloss finish units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, inset stainless steel Lamona four burner gas hob with oven under, extractor hood above, space and plumbing for washing machine, space for fridge, wall mounted Worcester gas fired central heating boiler, extractor fan.

GARAGE:

Access via St Mary's Place 16' x 8'3 (4.87m x 2.51m)
Up and over door.

Tenant application/referencing fees, please follow link:
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

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